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Alvord 287 Joint Venture

04/07/21

Balance Sheet

Cash Basis

As of December 31, 2018

	May 31, 18	Jun 30, 18	Jul 31, 18	Aug 31, 18
ASSETS				
Current Assets				
Other Current Assets				
Current Receivables				
AFI-Payments	144,652.21	222,822.30	250,827.35	316,641.44
Reserve-Delinquent Taxes Notes	10,000.00	10,000.00	10,000.00	10,000.00
Reserve for Septic Repair, Road	-25,887.37	-25,887.37	-25,887.37	-25,887.37
Total Current Receivables	128,764.84	206,934.93	234,939.98	300,754.07
Total Other Current Assets	128,764.84	206,934.93	234,939.98	300,754.07
Total Current Assets	128,764.84	206,934.93	234,939.98	300,754.07
Other Assets				
JV 1- Land +Development Costs	1.00	1.00	1.00	1.00
JV 2-Diamond Ridge				
JV 1 - Other Costs	250.00	250.00	250.00	250.00
JV 1 - Septics & Prep	5,770.00	5,770.00	5,770.00	5,770.00
JV 2 - Cost Basis of TractsSold	-800,946.59	-800,946.59	-800,946.59	-800,946.59
JV 2 - Land	246,671.47	246,671.47	246,671.47	246,671.47
JV 2 - Other Costs	45,808.61	45,808.61	45,808.61	45,808.61
JV 2 - Road	168,168.53	168,168.53	168,168.53	168,168.53
JV 2 - Septics & Prep	410,087.43	410,087.43	410,087.43	410,087.43
JV 2 - Water System	110,790.05	110,790.05	110,790.05	110,790.05
Lot 41, 770 PR 4732, Rhome, TX	11,673.20	11,673.20	11,673.20	11,673.20
Lot 42, 792 PR 4732, Rhome, Tx	-504.88	-504.88	-504.88	-504.88
Lot 79;481 PR 4732,Rhome TX	12,906.64	12,906.64	12,906.64	12,906.64
Lot 80;465 PR 4732, Rhome TX	6,500.00	6,500.00	6,500.00	6,500.00
Lot 90, 301 PR 4732	-202.28	-202.28	-202.28	-202.28
JV 2-Diamond Ridge - Other	-184,050.94	-184,050.94	-184,050.94	-184,050.94
Total JV 2-Diamond Ridge	32,921.24	32,921.24	32,921.24	32,921.24
Mortgages				
Mortgage Notes Receivable	1,052,711.39	983,237.67	963,300.85	904,427.01
Mortgages Unearned Discounts	-709,829.16	-674,446.22	-664,116.01	-620,906.59
Total Mortgages	342,882.23	308,791.45	299,184.84	283,520.42
Total Other Assets	375,804.47	341,713.69	332,107.08	316,442.66
TOTAL ASSETS	504,569.31	548,648.62	567,047.06	617,196.73
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Property Taxes Payable	-40,262.24	-40,262.24	-40,262.24	-40,262.24
Total Accounts Payable	-40,262.24	-40,262.24	-40,262.24	-40,262.24
Total Current Liabilities	-40,262.24	-40,262.24	-40,262.24	-40,262.24
Total Liabilities	-40,262.24	-40,262.24	-40,262.24	-40,262.24
Equity				
Frazier Capital Contributions				
Frazier Capital Withdrawal	-509,420.00	-509,420.00	-509,420.00	-509,420.00
Frazier Capital Contributions - Other	16,362.50	16,362.50	16,362.50	16,362.50
Total Frazier Capital Contributions	-493,057.50	-493,057.50	-493,057.50	-493,057.50
Jentex Capital Contributions				
Jentex Capital Withdrawal				
Anson Capital Withdrawl	-223,000.00	-223,000.00	-223,000.00	-223,000.00
Jentex Capital Withdrawal - Other	-286,420.00	-286,420.00	-286,420.00	-286,420.00
Total Jentex Capital Withdrawal	-509,420.00	-509,420.00	-509,420.00	-509,420.00

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Cash Basis

As of December 31, 2018

	<u>May 31, 18</u>	<u>Jun 30, 18</u>	<u>Jul 31, 18</u>	<u>Aug 31, 18</u>
Jentex Capital Contributions - Other	16,362.50	16,362.50	16,362.50	16,362.50
Total Jentex Capital Contributions	-493,057.50	-493,057.50	-493,057.50	-493,057.50
Opening Bal Equity	32,670.48	32,670.48	32,670.48	32,670.48
Retained Earnings	1,405,796.28	1,405,796.28	1,405,796.28	1,405,796.28
Net Income	92,479.79	136,559.10	154,957.54	205,107.21
Total Equity	544,831.55	588,910.86	607,309.30	657,458.97
TOTAL LIABILITIES & EQUITY	<u>504,569.31</u>	<u>548,648.62</u>	<u>567,047.06</u>	<u>617,196.73</u>

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Cash Basis

Alvord 287 Joint Venture
Balance Sheet
As of December 31, 2018

	Sep 30, 18	Oct 31, 18	Nov 30, 18	Dec 31, 18
ASSETS				
Current Assets				
Other Current Assets				
Current Receivables				
AFI-Payments	325,308.30	334,579.66	344,802.12	351,739.24
Reserve-Delinquent Taxes Notes	10,000.00	10,000.00	10,000.00	10,000.00
Reserve for Septic Repair, Road	-25,887.37	-25,887.37	-25,887.37	-25,887.37
Total Current Receivables	309,420.93	318,692.29	328,914.75	335,851.87
Total Other Current Assets	309,420.93	318,692.29	328,914.75	335,851.87
Total Current Assets	309,420.93	318,692.29	328,914.75	335,851.87
Other Assets				
JV 1- Land +Development Costs	1.00	1.00	1.00	1.00
JV 2-Diamond Ridge				
JV 1 - Other Costs	250.00	250.00	250.00	250.00
JV 1 - Septics & Prep	5,770.00	5,770.00	5,770.00	5,770.00
JV 2 - Cost Basis of TractsSold	-800,946.59	-800,946.59	-800,946.59	-800,946.59
JV 2 - Land	246,671.47	246,671.47	246,671.47	246,671.47
JV 2 - Other Costs	45,808.61	45,808.61	45,808.61	45,808.61
JV 2 - Road	168,168.53	168,168.53	168,168.53	168,168.53
JV 2 - Septics & Prep	410,087.43	410,087.43	410,087.43	410,087.43
JV 2 - Water System	110,790.05	110,790.05	110,790.05	110,790.05
Lot 41, 770 PR 4732, Rhome, TX	11,673.20	11,673.20	11,673.20	0.00
Lot 42, 792 PR 4732, Rhome, Tx	-504.88	-504.88	-504.88	0.00
Lot 79;481 PR 4732,Rhome TX	12,906.64	12,906.64	12,906.64	1,500.00
Lot 80;465 PR 4732, Rhome TX	6,500.00	6,500.00	6,500.00	1,500.00
Lot 90, 301 PR 4732	-202.28	-202.28	-202.28	0.00
JV 2-Diamond Ridge - Other	-184,050.94	-184,050.94	-184,050.94	-184,050.94
Total JV 2-Diamond Ridge	32,921.24	32,921.24	32,921.24	5,548.56
Mortgages				
Mortgage Notes Receivable	902,592.95	900,213.16	897,903.69	895,374.38
Mortgages Unearned Discounts	-619,672.87	-618,144.53	-616,672.54	-615,140.78
Total Mortgages	282,920.08	282,068.63	281,231.15	280,233.60
Total Other Assets	315,842.32	314,990.87	314,153.39	285,783.16
TOTAL ASSETS	625,263.25	633,683.16	643,068.14	621,635.03
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Property Taxes Payable	-40,262.24	-40,262.24	-40,262.24	-40,262.24
Total Accounts Payable	-40,262.24	-40,262.24	-40,262.24	-40,262.24
Total Current Liabilities	-40,262.24	-40,262.24	-40,262.24	-40,262.24
Total Liabilities	-40,262.24	-40,262.24	-40,262.24	-40,262.24
Equity				
Frazier Capital Contributions				
Frazier Capital Withdrawal	-509,420.00	-509,420.00	-509,420.00	-509,420.00
Frazier Capital Contributions - Other	16,362.50	16,362.50	16,362.50	16,362.50
Total Frazier Capital Contributions	-493,057.50	-493,057.50	-493,057.50	-493,057.50
Jentex Capital Contributions				
Jentex Capital Withdrawal				
Anson Capital Withdrawl	-223,000.00	-223,000.00	-223,000.00	-223,000.00
Jentex Capital Withdrawal - Other	-286,420.00	-286,420.00	-286,420.00	-286,420.00
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Total Jentex Capital Contributions	-493,057.50	-493,057.50	-493,057.50	-493,057.50
Opening Bal Equity	32,670.48	32,670.48	32,670.48	32,670.48
Retained Earnings	1,405,796.28	1,405,796.28	1,405,796.28	1,405,796.28
Net Income	213,173.73	221,593.64	230,978.62	209,545.51
Total Equity	665,525.49	673,945.40	683,330.38	661,897.27
TOTAL LIABILITIES & EQUITY	625,263.25	633,683.16	643,068.14	621,635.03
